



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

May 16, 2001

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PRESENT: Commissioners Alcorn, Byers, DuBois, Hall, Harsel, Koch, Moon, Murphy, Palatiello, Smyth, Wilson

ABSENT: Commissioner Kelso

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

In the absence of Committee Chairman Kelso, Commissioner Hall reminded the Commission that there would be a meeting of the School Facilities Committee on Wednesday, May 23, 2001 at 7:30 p.m.

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FSA-M00-32-1 - NEXTEL COMMUNICATIONS, 3100 S. Manchester Street

Commissioner Hall RECOMMENDED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY NEXTEL FOR FSA-M00-32-1, FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 3100 SOUTH MANCHESTER STREET, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-M00-32 ON APRIL 26, 2000. THEREFORE, THE MODIFICATIONS SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso absent from the meeting.

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Commissioner Smyth announced her intent to further defer the decision on S98-CW-2CP, the Out-of-Turn Plan Amendment for the Merrifield area, from May 23, 2001 to May 24, 2001.

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Commissioner Smyth MOVED TO FURTHER DEFER DECISION ON RZ-2000-PR-035, OAK STREET DEVELOPMENT, TO A DATE CERTAIN OF MAY 23, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso absent from the meeting.

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RZ-2000-MA-065 - 6315 BREN MAR ASSOCIATES LP
(Decision Only - Public Hearing held on May 10, 2001)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2000-MA-065, SUBJECT TO THE PROFFERS DATED MAY 16, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Kelso absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE NORTHERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE GDP AND AS CONDITIONED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Kelso absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN PROPERTY BOUNDARY AS CONDITIONED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Kelso absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE GDP AND AS CONDITIONED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Kelso absent from the meeting.

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Commissioner Koch, citing unresolved issues, MOVED THAT SE-01-Y-007, QUARLES PETROLEUM, INC., BE DEFERRED FOR PUBLIC HEARING UNTIL MAY 30, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Kelso absent from the meeting.

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Commissioner Koch, to allow more time to review the sign issue, MOVED THAT SE-01-Y-003, FEDERATED DEPARTMENT STORES, INC., BE DEFERRED FOR PUBLIC HEARING UNTIL JUNE 20, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Kelso absent from the meeting.

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SE-00-Y-001 - 6315 BUDGET RENT-A-CAR CORPORATION

(Decision Only - Public Hearing was held on April 25, 2001)

Commissioner Koch MOVED THAT THE BUDGET RENT-A-CAR APPLICATION, SE-00-Y-001, BE RECOMMENDED FOR APPROVAL TO THE BOARD OF SUPERVISORS WITH THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 14, 2001.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Alcorn abstaining; Commissioner Kelso absent from the meeting.

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456A-Y93-18-1 - VERIZON WIRELESS, 5830 Old Centreville Road

Commissioner Koch RECOMMENDED THAT WE CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT THE CENTREVILLE VOLUNTEER FIRE DEPARTMENT, AT 5830 OLD CENTREVILLE ROAD, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER 456-Y93-18 ON JANUARY 13, 1994. THEREFORE, THESE MODIFICATIONS ARE CONSISTENT WITH A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso absent from the meeting.

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Commissioner Harsel announced her intent to defer the public hearing on RZ-2000-BR-061, Bourj Limited, from May 23, 2001 to May 30, 2001.

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Commissioner Harsel announced that there would be a meeting of the Housing Committee on Thursday, June 21, 2001 at 7:30 p.m. She noted that the topic would be the Housing Trust Fund.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONTINUE THE DEFERRAL OF THE DECISION ONLY ON SE-98-S-024, KNOLLWOOD BAPTIST CHURCH, TO A DATE CERTAIN OF MAY 23, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso absent from the meeting.

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FS-S01-4 - NEXTEL COMMUNICATIONS, 12111 Braddock Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S01-4.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso absent from the meeting.

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456A-S95-33-1 - VERIZON WIRELESS, 9501 Old Burke Lake Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN 456A-S95-33-1.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso absent from the meeting.

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Commissioner Wilson announced that she was organizing a Saturday tour of the Lorton area prior to the August recess to acquaint Commission members with the various development projects in progress. She distributed a preference form and asked that each Commissioner review the proposed dates and return the form to herself or Barbara Lippa, Executive Director, so that a definite date could be scheduled.

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Commissioner Palatiello announced his intent to defer the public hearing on 2232-H00-39, Omnipoint/Voicestream Wireless and Sprint, from May 24, 2001 to an indefinite date in September.

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Commissioner Alcorn reminded the Commission that there would be a meeting of the Environment Committee tomorrow night, Thursday, May 17, 2001 at 7:30 p.m.

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CODE AMENDMENTS (Public Street Frontage Requirements)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PROPOSED AMENDMENTS TO CHAPTER 101, SUBDIVISION ORDINANCE, OF THE CODE OF THE COUNTY OF FAIRFAX AS SET FORTH IN THE STAFF REPORT DATED APRIL 30, 2001.

Commissioners Byers and DuBois seconded the motion which carried unanimously with Commissioner Kelso absent from the meeting.

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PCA-76-M-112-2 - SEVEN OAKS II HOA

Commissioner Hall MOVED THAT WE DEFER THE DECISION ON PCA-76-M-112-2, SEVEN OAKS II HOA, TO A DATE CERTAIN OF MAY 24, 2001, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENTS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso absent from the meeting.

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The meeting was adjourned at 1:00 a.m.
Peter F. Murphy, Jr., Chairman